



Jim Underwood  
Executive Director

# **CDB BOARD BOOK**

**July 12, 2011, 10:30 a.m.**

**Video-Conference  
between**

**James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois  
and**

**Robert Oxtoby Board Room  
3<sup>rd</sup> Floor Stratton Office Building  
401 S. Spring Street  
Springfield, Illinois  
and**

**IL Dept. of Transportation Office  
1102 East Port Plaza  
Collinsville, Illinois**

**Board Members:** **Anthony R. Licata (Chairman)**  
**Mark J. Ladd**  
**Glyn M. Ramage**  
**Michael Chin**  
**Stewart A. Munoz**  
**Peter J. O'Brien, Sr.**

## **CAPITAL DEVELOPMENT BOARD**

**July 12, 2011, 10:30 a.m.  
Video-Conference  
between  
the following three locations:**

**James R. Thompson Center**  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois

**Robert Oxtoby Board Room**  
3<sup>rd</sup> Floor Stratton Building  
401 S. Spring Street  
Springfield, Illinois

**IDOT Office**  
1102 East Port Plaza  
Collinsville, Illinois

**1. CALL TO ORDER**

**PRELIMINARY ITEMS**

- 2. Adoption of Agenda
- 3. Approval of June 14, 2011 Minutes ..... 1-5
- 4. Introduction of Guests

**BOARD ACTION**

- 5. Modifications
  - Capitol Building..... 6-10
  - Governor's State University ..... 11-19
- 6. Staff Recommendations for Architect/Engineer Selections
  - PSB – 165 ..... 20-23
- 7. Higher Education Recommendations for Architect/Engineer Selections .... 24-26

**INFORMATIONAL ITEMS**

- 8. Architect/Engineers approved by Executive Director ..... 27-31
- 9. Single Prime Pilot Program ..... 32-33

**EXECUTIVE SESSION**

staff contacts: Amber Evans      Candy Bearden  
                         217.782.8726      217.782.8722

SUBJECT: Meeting Minutes for June 14, 2011 Board Meeting

The June 14, 2011 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois.

The following Board Members were present:

**Chicago**

Anthony R. Licata, Chairman  
Mark J. Ladd  
Stewart Munoz  
Michael Chin  
Peter O'Brien

Others present:

**Chicago**

Jim Underwood, CDB  
Don Broughton, CDB  
Chris Flynn, CDB  
Ron Wright, CDB  
James Cockrell, CDB  
Karla Springer, CDB  
Karen Fredrickson, CDB  
Mike Wilson, CDB  
Gilbert Villegas, CDB  
Leslie Sgro, GOMB  
Ngozi Okorafor, CDB  
Jesse Martinez, CDB  
Leonard McGee, CDB  
Andrea Bauer, CDB

**Springfield**

Candy Bearden, CDB  
Amber Evans, CDB  
Marcy Joerger, CDB  
Douglas Tinch, CDB  
Gus Behnke, CDB  
Fred Hahn, CPO  
Joe Vitosky, U of I

Chairman Licata called the meeting to order at 10:42 a.m.

Amber Evans took roll call. For the record, Chairman Licata and members Mark Ladd, Stewart Munoz, Michael Chin and Peter O'Brien were present at the Chicago meeting site.

A motion was made and seconded for adoption of the agenda. Chairman Licata called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Ladd seconded a motion to approve the minutes of the May 10, 2011 meeting. Chairman Licata called for a vote, which was approved unanimously.

All guests in both Chicago and Springfield introduced themselves to the Board.

Chairman Licata announced Mike Wilson as the new Deputy Director of Operations in Chicago.

Chairman Licata presented and read the Board Resolution to Stephen Toth and thanked him for his service to the Capital Development Board and the State of Illinois.

Chairman Licata moved and Mr. Munoz seconded a motion to approve the Board Resolution. Chairman Licata called for a vote, which was approved unanimously.

Mr. Toth thanked Chairman Licata and the Board and stated it was a pleasure to serve on the Capital Development Board.

Chairman Licata announced that Ngozi Okorafor will be leaving the Capital Development Board and has accepted a new position with the Department of Transportation.

Mr. Broughton presented the following A/E selection recommendation:

1.	102-510-033	<b>DEPARTMENT OF NATURAL RESOURCES</b> Develop Boat Access Lincoln Trail State Park – Clark County 1. A D G Architecture and Design Group Ltd. 2. Chastain Homer L & Associates, LLP 3. Lamac Engineering Company	Appropriation: \$295,000 Project Cost: \$295,000
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Mr. Ladd moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.



Mr. Broughton presented the following A/E selection recommendation:

2.	125-110-004	<b>DEPARTMENT OF JUVENILE JUSTICE</b> Replace Roofing System Illinois Youth Center – St. Charles 1. R. Johnson Architects, Inc. 2. Kathleen O'Donnell, P.C. d/b/a Tripartite, Inc. 3. Bradley & Bradley Architects and Engineers, P.C.	Appropriation: \$320,000 Project Cost: \$320,000
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Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

3.	125-195-002	<b>DEPARTMENT OF JUVENILE JUSTICE</b> Replace Roofing Systems Illinois Youth Center – Pere Marquette 1. David A. Loyet & Associates, Inc. 2. Walton & Associates Architects, P.C. 3. Wm. B. Ittner, Inc.	Appropriation: \$221,000 Project Cost: TBD
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Mr. Ladd moved and Mr. Munoz seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

4.	321-015-092	<b>DEPARTMENT OF HUMAN SERVICES</b> Replace Roofing Systems on Main and Magnolia Choate Mental Health and Developmental Center - Anna 1. Baysinger Design Group, Inc. 2. White & Borgognoni Architects, P.C. 3. Eggemeyer Associates, Architects	Appropriation: \$400,000 Project Cost: \$400,000
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Mr. Munoz moved and Mr. Chin seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following Higher Ed A/E selection recommendation:

1.	830-080-015	<b>UNIVERSITY OF ILLINOIS</b> Construct Storage Building, Install Meters, Upgrade Ventilation Systems Springfield, Sangamon County 1. Gorski Reifsteck 2. Design Architects, Inc. 3. Facilities Solutions Group, Inc.	Appropriation: \$343,700 Project Cost: \$343,700
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Chairman Licata noted that Gorski Reifsteck was made up of a total of 35 percent Minority & Female Business Enterprise.

Mr. Munoz moved and Mr. O'Brien seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Director Underwood noted the following informational items:

1. Architect/Engineers approved by Executive Director.

Chairman Licata gave an update on the status of the Supreme Court project.

Mr. Wright gave updates on the flooding in Moline, the Lincoln Hall project and the SIU-Edwardsville project.

Ms. Fredrickson gave an update on Truman College.

Mr. Broughton discussed the Camp Lincoln Design/Build Request for Proposal.

Director Underwood announced the hiring of his new executive assistant, Amber Evans, as well as the resignation of the Capital Development Board's Personnel Administrator, Emily Montgomery and the retirement of Andy Campos.

Mr. O'Brien moved and Mr. Munoz seconded a motion to move to Executive Session. Chairman Licata called for a roll call vote at 11:04 a.m.

Anthony Licata - aye  
Mark Ladd - aye  
Michael Chin - aye  
Stewart Munoz - aye  
Peter O'Brien - aye

The ayes have it. Motion carried.

Executive session convened at 11:10 a.m. Six orders of business were discussed in executive session.

A motion was made and seconded to return to open session. Chairman Licata called for a vote, which was approved unanimously.

Regular session reconvened at 11:45 a.m.

A motion was made for approval of the final settlement agreement on CDB Project No. 810-068-011 at the Moraine Valley Community College, Palos Hills on the New Administrative Building for Lawdensky Construction Company. Chairman Licata called for a vote, which was approved unanimously.

Mr. Munoz moved and Mr. Ladd seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:47 a.m.

## **Executive Summary for Board Level Modification**

**CDB Project No.** 006-100-004  
**Project Description:** HVAC Upgrade, Phase II  
**Project Location:** Capitol Building  
Springfield, Sangamon County, Illinois

### **Project History:**

Scope of this project is to provide complete new HVAC systems, perform renovations to office space, historic renovations to hearing rooms and public spaces, and correct ADA and Life Safety deficiencies in the Illinois State Capitol. Phase I South Wing and House Chambers were completed in 2007, and the project is currently in Phase II West Wing design; scheduled for construction from July 2011 – December 2012.

The Office of the Architect of the Capitol, supported by their leadership, has requested seven (7) additional improvements to be included in Phase 2 of the project. Those elements are identified as: 1.) Reconfigure SOS break room in basement. 2.) Reconfigure the east side of the Four Corners area. 3.) Redesign restroom vanities and toilet accessories. 4.) Design for waterproofing of south exterior foundation. 5.) Design clerestories on fourth floor north and south. 6.) Relocation of Capitol Nurses' Office. 7.) Redesign of staircase guard rails in basement and exit ramp. 8.) Replenish funds for selective demolition. For additional scope detail please see Henneman Engineering proposal letter dated June 14, 2011 in attachments.

### **Requested Action:**

We request approval of Modification No. 14 in the amount of \$126,235.00 to compensate the A/E for the additional improvements as mentioned above.

**State of Illinois  
Capital Development Board**

**Request for Board Approval of Modification to  
Professional Services Agreement**

**Project Number:** 006-100-004  
**Contract Number:** 554-0120-10  
**Modification No.:** 14  
**Total Project Budget:** 68,863,615.34  
**Unobligated Funds:** 11,819,126.93  
**Project Manager:** Gary Kitchen  
**Regional Manager:** Ron Wright

**Using Agency:** Office of the Architect  
**Project Description:** HVAC Upgrade, Phase II  
 Capitol Building  
 Springfield, Sangamon County, IL

**Project Status:** Design

**Architect-Engineer:** Henneman Raufeisen & Associates

**PURPOSE OF THIS AGREEMENT:**

The Office of the Architect of the Capitol, supported by their leadership, has requested seven (7) additional improvements to be included in Phase 2 of the project. Those elements are identified as: 1.) Reconfigure SOS break room in basement. 2.) Reconfigure the east side of the Four Corners area. 3.) Redesign restroom vanities and toilet accessories. 4.) Design for waterproofing of south exterior foundation. 5.) Design clerestories on fourth floor north and south. 6.) Relocation of Capitol Nurses' Office. 7.) Redesign of staircase guard rails in basement and exit ramp. 8.) Replenish funds for selective demolition. For additional scope detail please see Henneman Engineering proposal letter dated June 14, 2011 in attachments.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 283,820.00	\$ 3,006,412.00	\$ 0.00	\$ 3,006,412.00
2. Additional Services	\$ 4,000.00	\$ 3,418,835.00	\$ 74,135.00	\$ 3,492,970.00
3. CAF	\$ 8,800.00	\$ 192,800.00	\$ 2,100.00	\$ 194,900.00
4. On-Site Observations	\$ 0.00	\$ 859,387.00	\$ 0.00	\$ 859,387.00
5. ACBM Sampling	\$ 5,000.00	\$ 5,000.00	\$ 0.00	\$ 5,000.00
6. XRF LBP	\$ 1,650.00	\$ 1,650.00	\$ 0.00	\$ 1,650.00
7. Elec. Gear Rdgs.	\$ 5,000.00	\$ 5,000.00	\$ 0.00	\$ 5,000.00
8. GC Patch/Repair/Labor	\$ 25,000.00	\$ 248,188.00	\$ 50,000.00	\$ 298,188.00
9. Reproduction	\$ 1,000.00	\$ 26,000.00	\$ 0.00	\$ 26,000.00
10. K & H Clean/Trng.	\$ 0.00	\$ 6,500.00	\$ 0.00	\$ 6,500.00
11. T & B Verification	\$ 20,000.00	\$ 100,00.00	\$ 0.00	\$ 100,000.00
12. LEED Reg./Reviews	\$ 0.00	\$ 7,400.00	\$ 0.00	\$ 7,400.00
TOTALS	\$ 354,270.00	\$ 7,877,172.00	\$ 126,235.00	\$ 8,003,407.00

# MODIFICATION

State of Illinois  
Capital Development Board

Professional Services Agreement

Modification No. 14

Project No. 006-100-004

Date: June 29, 2011

**FIRM NAME, ADDRESS**

Henneman Engineering, Inc  
1605 South State St  
Champaign, IL 61820

**PROJECT:**

HVAC Upgrade, Phase II  
Capitol Building  
Springfield, Sangamon

**This Modification**

- ☐ Establishes a Full Service Agreement  
☒ Increases the Full Service Agreement By 1.58%  
☐ Decreases the Full Service Agreement By%

**AGREEMENT**

Date: 4/22/2004

Number: 54-0120-10

**PURPOSE OF THIS AGREEMENT MODIFICATION:** The Office of the Architect of the Capitol, supported by their Leadership, has requested seven (7) additional improvements to be included in this Phase 2 of the project. Those elements are identified as: 1.) Re-configure SOS break room in basement. 2.) Re-configure the east side of the Four Corners area. 3.) Re-design restroom vanities and toilet accessories. 4.) Design for waterproofing of south exterior foundation. 5.) Design clerestories on fourth floor north and south. 6.) Re-location of Capitol Nurse's Office. 7.) Re-design of staircase guard rails in basement and exit ramp. 8.) Replenish funds for selective demolition. For additional scope detail please see Henneman Engineering proposal letter dated June 14, 2011 in attachments.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:** See chart below

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$283,820.00	\$2,722,592.00	\$3,006,412.00		\$3,006,412.00
2. C.A.F.	\$8,800.00	\$179,400.00	\$192,800.00	2,100.00	\$194,900.00
3. Additional Services	\$4,000.00	\$3,261,415.00	\$3,418,835.00	74,135.00	\$3,492,970.00
4. On-Site Rep		\$859,387.00	\$859,387.00		\$859,387.00
5. ACBM Sampling	\$5,000.00		\$5,000.00		\$5,000.00
6. XRF LBP	1650		\$1,650.00		\$1,650.00
7. Elect. Gear Rdgs.	5000		\$5,000.00		\$5,000.00
8. GC Patch/Repair/labor	\$25,000.00	\$223,188.00	\$248,188.00	50,000.00	\$298,188.00
9. Reproduction	\$1,000.00	\$25,000.00	\$26,000.00		\$26,000.00
10. K&H Clean/Tng.		\$6,500.00	\$6,500.00		\$6,500.00
11. T&B Verification	\$20,000.00	\$80,000.00	\$100,000.00		\$100,000.00
12. LEED Reg./Reviews			\$7,400.00		7,400.00
13.			\$ 0.00		\$ 0.00
<b>TOTALS</b>	<b>\$354,270.00</b>	<b>\$7,357,482.00</b>	<b>\$7,877,172.00.00</b>	<b>126,235.00</b>	<b>8,003,407.00</b>

C.A.F. ADJUSTMENT \$2,100.00

C.A.F. TOTAL \$194,900.00

CDB FISCAL (FUNDS AVAILABLE

\$

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.

(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00

or extending the contract time 30 days or more.)

REGIONAL MANAGER

Prepared by:

*Gary Kitchen* 06-29-2011  
Gary Kitchen 06-29-2011

USING AGENCY

By

Approved by

Legal

FIRM: Henneman Engineering Inc.

By:

By:

Title:

CDB 64-4-1 Rev. 04/01

Printed by the authority of the State of Illinois

## APPENDIX AM-14 Phase II

A/E NAME: Henneman Engineering, Inc. CDB PROJECT NO. 006-100-004  
 CONSTRUCTION BUDGET: \_\_\_\_\_ CONTRACT NO. 54-0120-10

DESIGN BUDGET: \_\_\_\_\_

A.	BASIC SERVICES FEE:	\$3,006,412.00
B.	ADDITIONAL SERVICES: (See Attachment)	\$3,492,970.00
C.	CONSTRUCTION ADMINISTRATION: (CAF)	\$194,900.00
	<b>TOTAL ITEMS A, B, C:</b>	<b>6,694,282.00</b>
D.	OVERHEAD & PROFIT MULTIPLIER (ITEMS B & E):	2.60
E.	ON-SITE REPRESENTATIVE REIMBURSEMENT ALLOWANCE	859,387.00
F.	REIMBURSABLE EXPENSES:	
1.	ACBM Sampling:	\$5,000.00
2.	XRF LBP	\$1,650.00
3.	Elect. Gear Readings	\$5,000.00
4.	PRINTING BID DOCUMENTS IN EXCESS OF _____ SETS	\$26,000.00
5.	Test & Balance verification	\$100,000.00
6.	GC Patch/Repair/labor	\$298,188.00
7.	ASB Cing/Trng	\$6,500.00
8.	Leed Registration/Reviews	\$7,400.00
	<b>TOTAL ITEM F:</b>	<b>\$ 449,738.00</b>

### PROJECT SCHEDULE

Design Development	_____
50% Bid Documents	_____
100% Bid Documents	<u>3/8/2011</u>
Bid Documents Released	<u>6/25/2011</u>
Prime Contract Bid	<u>7/28/2011</u>
Construction (Substantial)	<u>9/15/2012</u>
Construction (Close-out)	<u>12/31/2012</u>
A/E Contract Ending Date	<u>12/31/2013</u>

### BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%	_____
Schematic Design	9%	_____
Design Development	13%	_____
Bid Documents	34%	_____
Bid Phase	4%	_____
Construction Phase	22%	_____
Construction Close-out	7%	_____

Total Contract Obligation (A + B + C + E + F) \$ 2,176,784.00



J. Richard Alsop III  
AIA LEED AP  
Architect of the Capitol

## THE OFFICE OF THE ARCHITECT OF THE CAPITOL

William G. Stratton Building Suite 602 Springfield, Illinois 62706  
Telephone: 217.782.7863 Facsimile: 217.524.1873

June 21, 2011

Mr. Jim Underwood, Director  
Capital Development Board  
3<sup>rd</sup> Floor, Stratton Building  
Springfield, IL 62706

Re: HVAC System Upgrade Phase II  
State Capitol Building  
C.D.B. Project No. 006-100-004  
Henneman Engineering  
Modification No. 13 \$ 75,911.00  
Modification No. 14 \$129,243.00  
Total Modifications Not to Exceed: **\$205,154.00**

Dear Director Underwood:

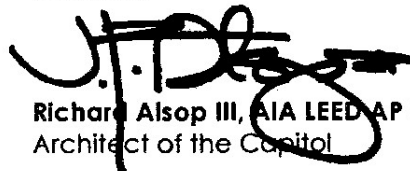
Pursuant to a polling of the Board of the Office of the Architect of the Capitol on June 16, 2011, the above mentioned modifications have been approved in the amount not to exceed \$205,154.00.

By this letter, I confirm the decision of the Board of the Office of the Architect to use the following funding source (141-15601-6900-0010) for certain architectural and engineering design services defined in CDB's modification 13 and modification 14 not to exceed \$205,154.00.

Funds mutually agreed upon by the Office of the Architect and the Capital Development Board from Public Act 096-0956, Article 105, Section 15.

As you are aware, these modification requests will be subject to ratification by the entire Board at our next stated meeting.

Sincerely,



Richard Alsop III, AIA LEED AP BD+C  
Architect of the Capitol

cc: R. Wright, CDB  
C. Boyd, CDB

*B. Kitchens, CDB*



## **Executive Summary for Board Level Modification**

**CDB Project No.** 816-010-036  
**Project Description:** Renovate E and F Wings  
**Project Location:** Governor's State University  
University Park, Will County, Illinois

### **Project History:**

The scope of work provides for renovating approximately 82,000 square feet of vacated space and laboratory space in the "E" and "F" wings including upgrading the HVAC, electrical, plumbing, mechanical and lighting systems, replacing fume hoods, fans, casework, and safety alarm devices and purchasing equipment. The scope of work also provides for constructing an approximately 6,500 square feet second floor in the open atrium between the "E" and "F" wings including computer, photography, multimedia and medical technology laboratories and lecture space.

Revise scope to add Reverse Osmosis (RO) Water Equipment, IT, Lecture Hall F1622, A/V design, and Security System Design. The Additional Service fee covers an extensive re-design to accommodate different staff needs, redesign the lighting systems as well as the electrical distribution and HVAC systems. This project was on hold for 6 years and their previous design will no longer work for the school or stand up to Energy standards. This task was demonstrated to require 6500 man hours of effort. This modification will compensate the AE for the redesign and Construction Administration of this project. The increase in Basic Services reflects a renegotiated fee compensating for two Bidding phases (April and August 2011), Construction Administration and Closeout.

### **Requested Action:**

Replace Appendix A M-4 with Appendix A M-5. Provide compensation for full redesign, bidding project multiple times, increase scope as detailed in LCM proposal dated August 18, 2010 to include RO Water Equipment, IT, Lecture Hall F1622, A/V design, and Security System Design. Incorporate Appendix A2 into the contract for detailed breakdown of Additional Service fees. The attached Certifications Dated March 2011 are hereby incorporated into the contract.

We request approval of Modification No. 5 in the amount of \$1,454,598.00 to compensate the A/E for full redesign, bidding, and increased scope as mentioned above.

**State of Illinois  
Capital Development Board**

**Request for Board Approval of Modification to  
Professional Services Agreement**

<b>Project Number:</b>	816-010-036	<b>Using Agency:</b>	Dept. of Higher Ed
<b>Contract Number:</b>	52-0051-10	<b>Project</b>	Renovate E and F Wings
<b>Modification No.:</b>	5	<b>Description:</b>	Governor's State University University Park, Will County, IL
<b>Total Project Budget:</b>	23,330,775.00		
<b>Unobligated Funds:</b>	21,933,167.00		
<b>Project Manager:</b>	Chima Uwanamodo		
<b>Regional Manager:</b>	Karen Fredrickson	<b>Project Status:</b>	Design

**Architect-Engineer:** LCM Architects, LLC

**PURPOSE OF THIS AGREEMENT:**

Revise scope to add RO Water Equipment, IT, Lecture Hall F1622, A/V design, and Security System Design. The Additional Service fee covers an extensive re-design to accommodate different staff needs, redesign the lighting systems as well as the electrical distribution and HVAC systems. This project was on hold for 6 years and their previous design will no longer work for the school or stand up to Energy standards. This task was demonstrated to require 6500 man hours of effort. This modification will compensate the AE for the redesign and Construction Administration of this project. The increase in Basic Services reflects a renegotiated fee compensating for two Bidding phases (April and August 2011), Construction Administration and Closeout. This figure amounts to \$418,077 added to the previously accomplished milestones accounting for \$591,800 of the previously negotiated Basic Services fee.

Replace Appendix A M-4 with Appendix A M-5. Provide compensation for full redesign, bidding project multiple times, increase scope as detailed in LCM proposal dated August 18, 2010 to include RO Water Equipment, IT, Lecture Hall F1622, A/V design, and Security System Design. Incorporate Appendix A2 into the contract for detailed breakdown of Additional Service fees. The attached Certifications Dated March 2011 are hereby incorporated into the contract.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 938,800.00	\$ 938,800.00	\$ 71,077.00	\$ 1,009,877.00
2. Additional Services	\$ 83,700.00	\$ 83,700.00	\$ 920,672.00	\$ 1,004,372.00
3. CAF	\$ 15,400.00	\$ 15,400.00	\$ 45,100.00	\$ 60,500.00
4. On-Site Observations	\$ 108,100.00	\$ 108,100.00	\$ 385,900.00	\$ 494,000.00
5. Subsoil Investigation	\$ 12,500.00	\$ 12,500.00	\$ (8,596.00)	\$ 3,904.00
6. Design Testing	\$ 10,000.00	\$ 10,000.00	\$ (10,000.00)	\$ 0.00
7. Construction Testing	\$ 2,500.00	\$ 2,500.00	\$ 27,500.00	\$ 30,000.00
8. Reproduction	\$ 15,000.00	\$ 15,000.00	\$ 34,945.00	\$ 49,945.00
9. Rendering	\$ 10,000.00	\$ 10,000.00	\$ (10,000.00)	\$ 0.00
10. Presentation Doc	\$ 1,000.00	\$ 1,000.00	\$ (1,000.00)	\$ 0.00
11. Campus Facility Study	\$ 80,775.00	\$ 80,775.00	\$ 0.00	\$ 80,775.00
12. ACM Bulk Samples	\$ 1,000.00	\$ 1,000.00	\$ (1,000.00)	\$ 0.00
<b>TOTALS</b>	<b>\$ 1,278,775.00</b>	<b>\$ 1,278,775.00</b>	<b>\$ 1,454,598.00</b>	<b>\$ 2,733,373.00</b>

# MODIFICATION

State of Illinois  
Capital Development Board

Professional Services Agreement

Modification No. 5

Project No. 816-010-036

Date: June 29, 2011

FIRM NAME, ADDRESS  
LCM Architects, LLC  
819 South Wabash Avenue Suite 510  
Chicago, IL 60605

PROJECT:  
Renovate E and F Wings  
Governor's State University  
University Park, Will County, IL

## This Modification

- ☐ Establishes a Full Service Agreement  
☒ Increases the Full Service Agreement By 113.7%  
☐ Decreases the Full Service Agreement By %

## AGREEMENT

Date: 11/25/2002

Number: 52-0051-10

## PURPOSE OF THIS AGREEMENT MODIFICATION:

Revise scope to add RO Water Equipment, IT, Lecture Hall F1622, A/V design, and Security System Design. The Additional Service fee covers an extensive re-design to accommodate different staff needs, redesign the lighting systems as well as the electrical distribution and HVAC systems. This project was on hold for 6 years and their previous design will no longer work for the school or stand up to Energy standards. This task was demonstrated to require 6500 man hours of effort. This modification will compensate the AE for the redesign and Construction Administration of this project. The increase in Basic Services reflects a renegotiated fee compensating for two Bidding phases (April and August 2011), Construction Administration and Closeout. This figure amounts to \$418,077 added to the previously accomplished milestones accounting for \$591,800 of the previously negotiated Basic Services fee.

## SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below

Replace Appendix A M-4 with Appendix A M-5. Provide compensation for full redesign, bidding project multiple times, increase scope as detailed in LCM proposal dated August 18, 2010 to include RO Water Equipment, IT, Lecture Hall F1622, A/V design, and Security System Design. Incorporate Appendix A2 into the contract for detailed breakdown of Additional Service fees. The attached Certifications Dated March 2011 are hereby incorporated into the contract.

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$938,800.00		\$938,800.00	\$71,077.00	\$1,009,877.00
2. C.A.F.	\$15,400.00		\$15,400.00	\$45,100.00	\$60,500.00
3. Additional Services	\$83,700.00		\$83,700.00	\$920,672.00	\$1,004,372.00
4. On-Site Rep	\$108,100.00		\$108,100.00	\$385,900.00	\$494,000.00
5. Subsoil Investigation	\$12,500.00		\$12,500.00	(\$8,596.00)	\$3,904.00
6. Design Testing	\$10,000.00		\$10,000.00	(\$10,000.00)	\$ 0.00
7. Construction Testing	\$2,500.00		\$2,500.00	\$27,500.00	\$30,000.00
8. Reproduction	\$15,000.00		\$15,000.00	\$34,945.00	\$49,945.00
9. Rendering	\$10,000.00		\$10,000.00	(\$10,000.00)	\$ 0.00
10. Presentation Doc.	\$1,000.00		\$1,000.00	(\$1,000.00)	\$ 0.00
11. Campus Facility Study	\$80,775.00		\$80,775.00		\$80,775.00
12. ACM Bulk Samples	\$1,000.00		\$1,000.00	(\$1,000.00)	\$ 0.00
13.			\$ 0.00		\$ 0.00
14.			\$ 0.00		\$ 0.00
TOTALS	\$1,278,775.00	\$ 0.00	\$1,278,775.00	\$1,454,598.00	\$2,733,373.00

C.A.F. ADJUSTMENT \$45,100.00

C.A.F. TOTAL \$60,500.00

CDB FISCAL (FUNDS AVAILABLE

\$

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.

(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00

or extending the contract time 30 days or more.)

*Thomas J. P. Jr. 7/5/11*  
REGIONAL MANAGER

Prepared by:

*Donald B. B. 7/5/11*  
Contracts Administrator

Approved by

Legal

USING AGENCY

By

FIRM: LCM Architects, LLC

CAPITAL DEVELOPMENT BOARD

By:

13

By:

*Richard Lehner*  
Title: PARTNER & PRINCIPLE

## APPENDIX A M-5

A/E NAME: LCM Architects, LLC CDB PROJECT NO. 816-010-036  
 CONSTRUCTION BUDGET: \$19,711,050.00 CONTRACT NO. 52-0051-10

DESIGN BUDGET: \$17,919,140.00

A.	BASIC SERVICES FEE:	<u>\$1,009,877.00</u>
B.	ADDITIONAL SERVICES: (See Attachment)	<u>\$1,004,372.00</u>
C.	CONSTRUCTION ADMINISTRATION: (CAF)	<u>\$60,500.00</u>
	<b>TOTAL ITEMS A, B, C:</b>	<u>\$2,074,749.00</u>
D.	OVERHEAD & PROFIT MULTIPLIER (ITEMS B & E):	<u>2.60</u>
E.	ON-SITE REPRESENTATIVE REIMBURSEMENT ALLOWANCE	<u>\$494,000.00</u>
F.	REIMBURSABLE EXPENSES:	
	1. SUB-SOIL INVESTIGATION:	
	2. DESIGN PHASE MATERIAL TESTING	<u>\$3,904.00</u>
	3. CONSTRUCTION PHASE MATERIALS	<u>\$30,000.00</u>
	4. PRINTING BID DOCUMENTS IN EXCESS OF 0 SETS	<u>\$ 49,945.00</u>
	5. CAMPUS FACILITY STUDY	<u>\$80,775.00</u>
	6. FLOW TEST	
	7. ASP/APM	
	8. Air Samples	
	<b>TOTAL ITEM F:</b>	<u>\$ 164,624.00</u>

### PROJECT SCHEDULE

Program Analysis	
Schematic Design	
Design Development	
50% Bid Documents	
75% Bid Documents	
100% Bid Documents	
Bid Documents Released	<u>07/25/2011</u>
Prime Contract Bid	<u>08/30/2011</u>
Construction (Subst.)	
Construction (Close-out)	
A/E Contract Ending Date	<u>11/24/2012</u>

### BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%	
Schematic Design	9%	
Design Development	13%	
Bid Documents	34%	
Bidding Phase	4%	
Construction Phase	22%	
Construction Close-out	7%	

### FOR CDB USE ONLY:

Total Contract Obligation (A + B + C + E + F) \$ \$2,733,373.00

## Appendix A M-5 Attachment

### Basic Services:

A total of \$71,077 is added to contract by Modification No. 5. This is a net addition resulting from the following additions and credits:

Original Basic Services:	\$938,800
Credit Bidding Phase (original contract)	(47,000)
Credit Construction Phase (original contract)	(225,000)
Credit Construction Closeout (original contract)	<u>(75,000)</u>
Total Completed:	\$591,800
Add Partial Bid Phase (April 2011 Bid Phase)	35,000
Add Full Bid Phase (August 2011 Bid Phase)	43,077
Add Construction Administration and Closeout Phase	<u>340,000</u>
Total Basic Services	\$1,009,877

Net Basic Services for Modification No. 5 = \$1,009,877 - \$938,800 = \$71,077

### Additional Services Fee Breakdown

\$ 16,000.00	Additional Cost Estimate (this is a lump some amount)
\$ 25,600.00*	Completely Redo Project Manual
\$103,900.00*	LEED Component and Commissioning Agent
\$114,500.00*	Additional Scope items not included in the \$14,188,669 Cost Estimate
\$ 75,672.00*	Project Restart
\$585,000.00*	to partially compensate A/E for 6500 hours of redesign work at a negotiated rate of \$90/hour for the redesign effort
<b><u>Total</u></b>	
\$920,672.00	

\*These fees are not to exceed amounts

State of Illinois  
**PAT QUINN, GOVERNOR**

**CAPITAL DEVELOPMENT BOARD**



Jim Underwood, Executive Director

Board Members  
Anthony R. Licata  
Chairman

Mark J. Ladd  
Glyn M. Ramage  
Michael Y. Chin  
Stewart A. Munoz  
Peter J. O'Brien

July 1, 2011

Richard Lehner, Principal  
LCM Architects  
819 South Wabash Avenue  
Chicago, Illinois 60605-2153

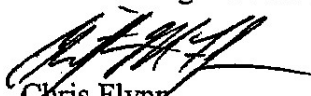
Re: Professional Services Contract  
Governor's State University E/F Wing Renovation  
CDB Project No. 816-010-036

Dear Mr. Lehner:

Enclosed please find a fully executed original signed letter. CDB appreciates your time and dedication to this project and look forward to moving this project forward.

Sincerely,

Capital Development Board  
Office of Legal Counsel

  
Chris Flynn  
Chief Legal Counsel

CF/hrb

cc: Don Broughton

Wm. G. Stratton Building  
401 South Spring Street  
Third floor  
Springfield, Illinois  
62706-4050

James R. Thompson Center  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois 60601-3283

217.782.2864  
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819 SOUTH WABASH AVE  
CHICAGO, ILLINOIS 60605-2153

312.913.1717 *tel*  
312.913.1727 *fax*  
WWW.LCMARCHITECTS.COM

June 30, 2011

Mr. James Underwood, Executive Director  
State of Illinois Capital Development Board  
William G. Stratton Building  
401 South Spring Street  
Springfield, IL 62706

Re: Professional Services Contract  
Governors State University E/F Wing Renovation  
CDB Project # 816-010-036

Dear Mr. Underwood;

As you are aware contract discussions including letters, e-mails, telephone calls, and in-person meetings have been occurring regarding the professional services contract for the E/F Wing Renovation at Governors State University since late summer of 2010 without resolution.

On June 23, 2011, the Capital Development Board submitted to LCM for signature a contract modification document. The proposed contract modification does not address a number of significant issues raised by LCM in letters to the Capital Development Board. In particular, the modification document continues to impose a contract end date of November 25, 2012. As we have continually advised the Capital Development Board, the delays caused by the freeze imposed by the prior administration, as well as internal delays caused by CDB itself, have ensured that the duties assigned to LCM cannot be completed prior to the contract end date. In addition, since the original execution of the contract, LCM has performed additional tasks for which pay has been promised but not received for assignments specifically directed by ~~authorized agents~~<sup>staff</sup> of CDB. Finally, due to delays not caused by LCM, costs for out of pocket expenditures have risen far beyond what was originally contemplated in the initial budgets. In order, therefore, for LCM to sign the modification we request that you and your staff review the terms stated in this letter and by your signature agree to the those terms. LCM will sign the proposed contract modification upon receipt of a signed original of this letter:

1. The Capital Development Board of the State of Illinois (CDB) agrees to execute an agreement with LCM Architects prior to November of 2012 for professional services to complete the remaining phases of work until the project is complete and closed out. There



will be no changes in compensation in that new contract from those established in the proposed contract modification.

CDB acknowledges and agrees that should such a contract not be executed before expiration of the current professional services contract, LCM will cease work on the project on the contract end date. In all likelihood, this will mean that construction of the project will be forced to stop and that significant additional costs to the project will be incurred. CDB acknowledges its responsibility for impacts of delays attributable to the failure to execute a contract prior to expiration of the current professional services contract. Additionally, CDB agrees to pay LCM Architects and our consultants for any additional costs incurred by LCM and our consultants as a result of inaction by CDB to put a new contract in place for the duration of the project, including additional professional staff time, loss of productivity, and other direct and indirect costs.

CDB also agrees that LCM will be provided a minimum of three weeks review time prior to any date at which any new or modified contract needs to be executed. Except as may be required by law, no contract will be submitted to any approving body, agency, or board prior to agreement with LCM.

2. CDB agrees that the minimum bid period for the project will be four full work weeks for the trade contractors and five weeks for the general contractor. If single prime bidding the minimum bid period will be five weeks.
3. CDB acknowledges that the construction cost estimate provided by LCM and submitted to CDB was completed over six months ago. Should bids exceed the estimate and CDB require that the project be modified and rebid, LCM and our consultants will be compensated for our time to modify the documents and rebid the project.
4. CDB agrees that the subsoil investigation which has been completed and was approved by CDB will be considered a reimbursable testing expense.
5. CDB acknowledges that rebidding the project in August 2011 entails duplication of certain work that LCM and our consultants have already provided during the April 2011 bid phase, and agrees to compensate LCM in the amount of \$35,000.00 for the April 2011 effort.
6. CDB agrees that LCM Architects can expect full payment for all outstanding invoices within 30 days of approval of the modification at the Board meeting on July 12, 2011. CDB agrees to take steps to expedite the payment process to the extent possible. LCM understands that the Comptroller will follow its normal procedures in issuing payment. LCM acknowledges that other state agencies, including the Comptroller, are involved in the payment process and are not under CDB control. CDB agrees that should LCM and our consultants not receive



Mr. James Underwood  
June 30, 2011



payment within the stipulated time that LCM and our consultants will cease work on this project. CDB agrees that it shall take no action against LCM for cessation of the work under the circumstances described.

7. CDB agrees that LCM has proceeded with our work at GSU at the direction of CDB staff and kept CDB staff informed about the state of the project.

LCM looks forward to moving this project forward.

Respectfully,

A handwritten signature in black ink, appearing to read "Richard Lehner", written in a cursive style.

Richard Lehner, AIA  
Partner, LCM Architects

Agreed

A handwritten signature in black ink, appearing to read "James Underwood", written in a cursive style.

James Underwood, Director  
Capital Development Board

Cc: Fred Hahn  
Don Broughton

**CAPITAL DEVELOPMENT BOARD****Agenda Item #**

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

<u>PROJECT #</u>	<u>ARCHITECT/PROJECT DESCRIPTION</u>	
1 102-340-017	Renovate and Replace yellow-Head marsh Dam Culverts, Moraine Hills State Park - McHenry County, Department of Natural Resources	\$400,000 \$400,000
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Bonestroo Inc		
CONDON CONSULTING ENGINEERS, P. C.		
Kudrna & Associates Ltd		
2 120-230-125	Commission - Plan & Begin Construction of Medical & Long Term Care Facility, Stateville Correctional Center, Joliet, Will County, Department of Corrections	\$600,000 To be Determined
<b>FIRMS BEING CONSIDERED FOR SELECTION:</b>		
Cotter Consulting, Inc.		
K J W W Engineering Consultants d/b/a KJWW PC		
Sebesta Blomberg & Associates Inc		
3 815-010-504	ADA Upgrades, Eastern Illinois University, Charleston, Coles County, Illinois Board of Higher Education	\$1,384,000 \$1,384,000

**FIRMS BEING CONSIDERED FOR SELECTION:**

Linden Group Inc

Oates Associates Inc

Upchurch Group Inc The

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 12, 2011**

**CDB PROJECT NO:** 102-340-017

**PROJECT DESCRIPTION:** Renovate and Replace Yellow-Head Marsh Dam Culverts

**PROJECT LOCATION:** Department of Natural Resources  
Moraine Hills State Park - McHenry County

**APPROPRIATION AMOUNT:** \$ 400,000

**ESTIMATED TOTAL PROJECT COST:** \$ 400,000

**PROJECT SCOPE OF WORK:**

Moraine Hills State Park is a 2,200-acre natural area located in McHenry County, acquired in 1939.

The scope of work provides for replacing six water control structures with a three-sided enclosed structure and a series of water control structures with a lockable metal grate on top and restoring any damages to the drainage ditches structures and the surface of the bike trail. The work will also include inspecting and providing recommendations on the replacement or repair of approximately 30 feet of each of the six corrugated metal pipes on the DNR property. The design will require review and approval by the DNR's Office of Water Resources.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 12, 2011**

**CDB PROJECT NO:** 120-230-125

**PROJECT DESCRIPTION:** Construct Medical and Long-Term Care Facility  
Commissioning Services

**PROJECT LOCATION:** Department of Corrections  
Stateville Correctional Center - Joliet

**APPROPRIATION AMOUNT:** \$ 600,000

**ESTIMATED TOTAL PROJECT COST:** To be Determined

**PROJECT SCOPE OF WORK:**

The Stateville Correctional Center is an adult male maximum security institution constructed in the 1920's.

The scope of work provides for building commissioning services associated with the construction of a new 200-bed medical and long-term care facility. The new approximately 105,000 square foot multi-level building will include chronic and acute care beds, dispensary, surgical, x-ray, mental health, vision and dental units. The building will also include dietary, laundry, program and administrative spaces. Commissioning services will be a five-level process including planning (design intent), design (reviews), construction (field inspection and start-up), functional performance testing (including O & M Training) and warranty review.

**A/E SELECTION COMMITTEE RECOMMENDATIONS**  
**July 12, 2011**

**CDB PROJECT NO:** 815-010-504

**PROJECT DESCRIPTION:** ADA Upgrades

**PROJECT LOCATION:** Eastern Illinois University  
Charleston, Coles County, Illinois

**APPROPRIATION AMOUNT:** \$1,384,000

**ESTIMATED TOTAL PROJECT COST:** \$1,384,000

**PROJECT SCOPE OF WORK:**

Eastern Illinois University is a 3,032,827 square foot, 80-building campus constructed in 1898.

The scope of work provides for ADA upgrades, including installing two ADA elevators in McAfee Gym, upgrading restrooms in various buildings, installing automatic door openers and fire alarm strobes throughout the campus and modifying handrails in various buildings. The scope of work also provides for ADA upgrades to sidewalks and curbs.

**SUBJECT: *Board Concurrence for Selection of Higher Education Architect/Engineer***

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
814-010-073	Renovate Robinson Center Cook County, Illinois Chicago State University  Firms being considered for selection in alpha order:  Bauer Latoza FOX & FOX Architects INSPEC	\$10,300,000
816-010-039	Renovate Engbretson Hall Will County, Illinois Governors' State University  Firms being considered for selection in alpha order:  FGM Architects, Inc. LCM Architects STR Partners	\$284,600

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
July 12, 2011**

**CDB PROJECT NO:** 814-010-073

**PROJECT DESCRIPTION:** Renovate Robinson Center

**PROJECT LOCATION:** Chicago State University  
Cook County, Illinois

**APPROPRIATION AMOUNT:** \$10,300,000

**ESTIMATED TOTAL PROJECT COST:** \$10,300,000

**PROJECT SCOPE OF WORK:**

Chicago State University is a 1,191,992 square foot, 16-building campus constructed in 1970.

This project will occur in two phases. Phase I will entail addressing the building envelope, which is a masonry building, as well as the electrical, mechanical and HVAC systems that may have an impact on the building's exterior. The work will include addressing the parapet walls, foundation walls, replacing the existing skylights and roofing system. Additionally the building requires new windows, modifying the existing sprinkler system, demolition of the existing air handling units and replacing the existing failing fire pumping station, as well as the installation of security cameras. All of the exterior doors require replacement and must be ADA accessible. There may be some asbestos abatement required. The Chicago State University has a minority participation goal of 40 percent.

Phase II will entail the A/E programming the building for future occupancy.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
July 12, 2001**

**CDB PROJECT NO:** 816-010-039

**PROJECT DESCRIPTION:** Renovate Engbretson Hall

**PROJECT LOCATION:** Governors' State University  
Will County, Illinois

**APPROPRIATION AMOUNT:** \$ 284,600

**ESTIMATED TOTAL PROJECT COST:** \$ 284,600

**PROJECT SCOPE OF WORK:**

Governor's State University is a 970,071 square foot, 12-building campus constructed in 1970.

The scope of work provides for renovating Engbretson Hall, including replacing interior finishes and light fixtures, improving acoustics, upgrading the information technology and audio visual systems and upgrading for ADA.



**SUBJECT: *Director Selection / Informational Items***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
039-060-045	Harlan M. Bohnsack d/b/a H. Michael Bohnsack Repair Maintenance Building DuQuoin State Fairgrounds - Perry County Department of Agriculture	\$50,000
040-060-014	Asaturian, Eaton and Associates Replace Security System Anna Veterans' Home - Union County Department of Veterans' Affairs	\$250,000
102-083-006	Kaskaskia Engineering Group, LLC Repair Light Poles World Shooting & Recreational Complex Sparta, Randolph County, Illinois Department of Natural Resources	\$100,000
624-060-030	Vania Engineering, Inc. Repair Emergency Generator Revenue Building (Willard Ice Building) Springfield, Sangamon County, Illinois Department of Revenue	\$120,000

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** July 12, 2011

**CDB PROJECT NO:** 039-060-045

**PROJECT DESCRIPTION:** Repair Maintenance Building

**PROJECT LOCATION:** Department of Agriculture  
DuQuoin State Fairgrounds - Perry County

**PROJECT AMOUNT:** \$50,000

**PROJECT SCOPE OF WORK:**

The Hay and Equipment Building (CDB Building No. 00033 - Maintenance Building) is a 6,114 square foot, two-story building constructed in 1937.

The scope of work provides for repairing the roof and other damaged areas of the building and restoring electrical service to the building. Asbestos abatement may be required.

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** July 12, 2011

**CDB PROJECT NO:** 040-060-014

**PROJECT DESCRIPTION:** Replace Security System

**PROJECT LOCATION:** Department of Veterans' Affairs  
Anna Veterans' Home - Union County

**PROJECT AMOUNT:** \$250,000

**PROJECT SCOPE OF WORK:**

The Anna Veterans' Home is a 40,300 square-foot, single story, masonry structure constructed on 16 acres.

The scope of work provides for replacing the elopement prevention system currently in place on doors at the Illinois Veterans' Home at Anna with a Code Alert system by RF Technologies.

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR****BOARD MEETING DATE:** July 12, 2011**CDB PROJECT NO:** 102-083-006**PROJECT DESCRIPTION:** Repair Light Poles**PROJECT LOCATION:** Department of Natural Resources  
World Shooting & Recreational Complex  
Sparta, Randolph County, Illinois**PROJECT AMOUNT:** \$100,000**PROJECT SCOPE OF WORK:**

The World Shooting & Recreational Complex is a 1,800 acre site, including 250 acres of water, 120 trap fields extending 3.5 miles, 2 sporting clay courses, skeet, ATV demonstration area, cowboy action shooting corral, championship 3-D archery course, exhibitor building, 1,000 RV campsites, recreational center building and a multi-purpose, multi-use recreational facility located four miles north of Sparta in Randolph County.

The scope of work provides for an engineering review and recommendation to repair approximately 220 light poles. The current issues include, but are not limited to, fatigued welds found at the light pole base plate connections.

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** July 12, 2011

**CDB PROJECT NO:** 624-060-030

**PROJECT DESCRIPTION:** Repair Emergency Generator

**PROJECT LOCATION:** Department of Revenue  
Revenue Building (Willard Ice Building)  
Springfield, Sangamon County, Illinois

**PROJECT AMOUNT:** \$120,000

**PROJECT SCOPE OF WORK:**

The Willard Ice Building is a 913,236 square foot building constructed in 1982.

The scope of work provides for replacing a damaged set of conductors running from the emergency generator including new pull boxes and testing.

CAPITAL DEVELOPMENT BOARD



Jim Underwood, Executive Director

Board Members  
Anthony R. Licata  
Chairman

MEMORANDUM

Mark J. Ladd  
Glyn M. Ramage  
Michael Chin  
Stewart A. Munoz  
Peter J. O'Brien, Sr.

**TO:** Jim Underwood, Executive Director  
**FROM:** Ron Wright, Construction Administrator  
**DATE:** July 6, 2011  
**RE:** Single Prime Pilot Program Extension Request

Our draft planned list of projects for the future single prime extended pilot program (SB1352) over a four-year period that would be managed so as not to exceed our pilot authority on a per year basis. The list is a work in progress but currently includes:

1. Lincoln's Challenge/Rantoul - \$37MM
2. Bloomington DMA Project for the Motorized Division - \$17MM.
3. State Wide Cook, Plan/Begin 200 Facility - \$48MM
4. City Colleges of Chicago, Construct Academic Building at Olive Harvey - \$30MM
5. Harper College, Renovate Engineering and Tech Center - \$16MM
6. College of Lake County, Student Services Building - \$36MM
7. College of Lake County, Class Room Building - \$17MM
8. Lakeland College, Construct Workforce Relocation Center - \$10MM
9. WIU Riverfront Campus, Phase 002, \$38MM
10. ISU Visual Arts Center Complex - \$54MM
11. NIU, Expand and Renovate Stevens Building - \$20MM
12. SIU - E, Construct and Renovate Science Lab - \$26MM
13. U of I, C/U, ECE Building - \$46MM (please note there are matching funds which reflect this project to almost \$90MM Plus work)
14. U of I C/U, Post Harvest Research Facility - \$20MM.
15. U of I Chicago, Upgrade Campus Infrastructure - \$18MM
16. CSU, Renovate Douglass Hall - \$16MM
17. Joliet, Plan/Begin Construction of Public Health Lab - \$15MM
18. Revenue Building Upgrades/Springfield - \$15MM
19. SOS, Springfield Motor Vehicle Services HVAC Renovation - \$16MM
20. Joliet JC, Construction Build-out of Academic space, City Center Campus - \$22MM.
21. Daley College/City Colleges of Chicago, Construct an Industrial Tech Center - \$33MM
22. U of I Chicago, Advanced Chemical Tech Building - \$43MM.
23. Stateville Correctional Center, Hospital Medical Facility - \$55MM
24. Stateville Correctional Center, Construct X House - \$20MM.

Wm. G. Stratton Building  
401 South Spring Street  
Third floor  
Springfield, Illinois  
62706-4050

James R. Thompson Center  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois 60601-3283

Dunn-Richmond Economic  
Development Center  
150 East Pleasant Hill Road  
Carbondale, Illinois 62901

IDOT District 3 Headquarters  
700 East Norris Drive  
Second Floor  
Ottawa, Illinois 61350

217.782.2864  
217.524-0565 FAX  
217.524.4449 TTD  
www.cdb.state.il.us

CDB single prime projects completed to date include:

1. Construct State Emergency Operations Center. Total project costs were \$14,814,860. Change order percentage was less than 2%. Project completed on schedule. No claims.
2. HVAC South Wing of the Capitol. Total construction costs were \$17,637,000. Including all alternates change order costs were \$1.9MM. Project was completed on schedule. No claims.

CDB current single prime project that are active include:

1. Construct Transportation Education Center at SIU-Carbondale. Total project amount for the construction contract at bid was \$43,512,000. Total change orders to date is less than .36% including pending issues. The project is 34% complete. No claims. On schedule.
2. Lincoln Hall Remodel - U of I U/C. Total project amount for the construction contract at bid was \$38,621,000. Total change orders to date is just over 3% and includes major elevator upgrades from the user agency and major sub-floor and structural repairs. The project has one claim on micro-piers and is tracking on time on a very challenging schedule. The project is 53% complete.
3. Performing Arts Center at WIU – Macomb Campus. This project is budgeted at \$71,835,768. The project is approved for single prime status. The design contract is still pending modification approval for the full design contract. The bid would be at least one year away after full design contract approval.
4. Metro-East Forensic Laboratory – Illinois State Police. This project is budgeted at \$41,629,811. This project bid on 6/30/11. The bids are under review.
5. Construct Community Technology Center – Illinois Valley Community College. Project budget is \$24,302,637. Project scheduled to bid on August 25, 2011. (State and matching funds are in use).
6. Construct Student Services Center Addition – Parkland Community College of Champaign. The project budget is \$30,000,000. Estimated bid date is in October, 2011. (State and matching funds are in use).

Please advise of any questions.

Cc: File

## FY12 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 12, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
August 9, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
September 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
October 11, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
November 8, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
December 13, 2011	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
January 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
February 14, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
March 13, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
April 10, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
May 8, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference
June 12, 2012	10:30 a.m.	Chicago, Springfield & Collinsville video-conference